

10/2

# UNOFFICIAL COPY

This Instrument was prepared by:  
David G. Spak, Attorney at Law  
One Northfield Plaza, Suite 470  
Northfield, Illinois 60093



Doc#: 0612935353 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/09/2006 10:57 AM Pg: 1 of 2

After Recording, Forward to:  
Christine M. Conway, Esq.  
1420 Renaissance Drive, Suite 406  
Park Ridge, Illinois 60068

Send Future Tax Bills to:  
Richard and Catherine Pope  
647 Metropolitan Way, #501L  
Des Plaines, Illinois 60016

## SPECIAL WARRANTY DEED

83314352-04

THE GRANTOR, METROPOLITAN SQUARE RESIDENTIAL, INC., created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 220 North Smith Street, Suite 300, Palatine, Illinois 60067, for the consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto RICHARD M. POPE and CATHERINE M. POPE, not at tenants in common, but as Joint Tenants with rights of survivorship, of 3700 N. Nordica, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF  
PIN: 09-17-415-040  
ADDRESS OF PROPERTY: Unit 501L, Metropolitan Square Condominium, 647 Metropolitan Way, #501L, Des Plaines, Illinois 60016

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Metropolitan Square Condominium Association made the 27th day of February, 2006, and recorded on March 1, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0606034006, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

BOX 333-CTI

SUBJECT TO: (a) current non-delinquent real estate taxes and taxes for subsequent years; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof (including Association assessments) not due and payable at the time of Closing; (c) the Illinois Condominium Property Act, including all amendments thereto; (d) the Declaration, including all amendments and exhibits attached thereto; (e) public private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration or amendments thereto; (f) covenants, conditions, agreements, building lines and restrictions of record; (g) applicable building and zoning laws, statutes, ordinances and restrictions; (h) road and highways, if any; (i) leases and licenses affecting Common Elements; (j) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of delivery of this Deed and which Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed; (k) matters over which the company providing title insurance of this Deed is willing to insure; (l) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (m) Grantee's mortgage. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 27th day of April, 2006.

METROPOLITAN SQUARE RESIDENTIAL, INC.,  
an Illinois corporation

By: *Roni Chacos*  
Its: Authorized Signatory

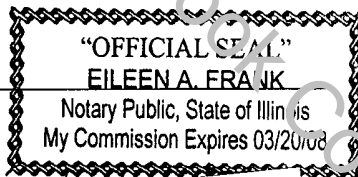
STATE OF ILLINOIS    )  
                                  )SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that *Lori F. Chacos* as Authorized Signatory of Metropolitan Square Residential, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that *she* signed and delivered the said instrument as *her* own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 27th day of April, 2006.

*Eileen A Frank*  
NOTARY PUBLIC

Commission Expires: \_\_\_\_\_



STATE OF ILLINOIS



MAY.-8.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000023530

REAL ESTATE TRANSFER TAX
00277.50
FP 103032

4-18-06  
REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00  
NO. 48225 #501L  
647 METROPOLITAN WAY  
CITY OF DES PLAINES

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY.-8.06  
REVENUE STAMP

# 0000023627

REAL ESTATE TRANSFER TAX
00138.75
FP 103034